

2. Conditional use approval shall be granted provided that the two accessory buildings at the rear of the yard are removed.
3. Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the manufactured home has been issued by that date.

Commissioner Willis inquired about the provision of utilities. Mr. Martin stated the City of Valdosta is the provider of water and sewer services. Commissioner Hightower asked if the applicant owned the property prior to the request and how long the mobile homes directly across the road from the subject property had been there. Ms. Martin stated the applicant has owned the property for some time and explained the existing mobile homes have been in place since before the LDR was adopted. Commissioner Hightower then asked if future development is conducive to more mobile homes. Ms. Martin stated each case is considered on its own merits and because the subject property is legal non-conforming based on its size, a site-built home would be difficult to fit. Commissioner Bailey asked for clarification between a mobile home and a modular home and if brick surround is required even on a block foundation. Mr. Martin stated the difference is how each is built in the factory and brick skirting is required. Chairman Miller inquired about parking. Ms. Martin explained the parking is shared in the front with the adjacent neighbor. Further discussion continued regarding setbacks.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Jessica Godwin, Clayton Homes Representative – 3201 US Hwy 84 W.
- Mary Pierce, Applicant – 809 ½ Nardo Street

Ms. Godwin gave further explanation about the difference between mobile and modular homes. Modular homes are built according to state and local building codes and mobile homes follow the Federal HUD codes. She further stated that the mobile home is more affordable at <\$100/sq ft.

Ms. Pierce explained that Hurricane Idalia caused mold in her previous home and the cost of a modular home would be \$299/sq ft.

Commissioner Bythwood asked Ms. Pierce if she had considered purchasing the adjacent property to which Ms. Pierce responded it is priced too high.

No one spoke in opposition to the request.

Chairman Miller and Commissioner Miller both voiced concern about setting a precedent.